

CITY OF WESTGATE, IOWA  
HSB 328 & SSB 1227  
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$8.33820	\$31,065	\$0	\$31,065	
2026-27	\$5.37718	\$31,686	\$1,480	\$33,166	6.8%
2027-28	\$5.54966	\$33,830	\$1,528	\$35,357	6.6%
2028-29	\$5.40620	\$36,064	\$1,488	\$37,553	6.2%
2029-30	\$5.56332	\$38,304	\$1,532	\$39,835	6.1%
2030-31	\$5.41155	\$40,632	\$1,490	\$42,122	5.7%
2031-32	\$5.56351	\$42,964	\$1,532	\$44,496	5.6%
2032-33	\$5.41305	\$45,386	\$1,490	\$46,876	5.3%
2033-34	\$5.56059	\$47,813	\$1,531	\$49,344	5.3%
2034-35	\$5.41145	\$50,331	\$1,490	\$51,821	5.0%
2035-36	\$5.55517	\$52,857	\$1,529	\$54,386	5.0%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$8,771,327	\$3,725,584	\$0	\$3,725,584
2026-27	\$7,099,035	\$6,167,960	\$0	\$6,167,960
2027-28	\$7,302,149	\$6,371,074	\$0	\$6,371,074
2028-29	\$7,877,311	\$6,946,236	\$0	\$6,946,236
2029-30	\$8,091,426	\$7,160,351	\$0	\$7,160,351
2030-31	\$8,714,755	\$7,783,680	\$0	\$7,783,680
2031-32	\$8,928,870	\$7,997,795	\$0	\$7,997,795
2032-33	\$9,590,867	\$8,659,792	\$0	\$8,659,792
2033-34	\$9,804,982	\$8,873,907	\$0	\$8,873,907
2034-35	\$10,507,207	\$9,576,132	\$0	\$9,576,132
2035-36	\$10,721,322	\$9,790,247	\$0	\$9,790,247

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	94.53%	-3.97%	90.56%	6.92%	0.00%	2.51%
2026-27	135.68%	-47.86%	87.83%	8.52%	0.00%	1.52%
2027-28	135.68%	-47.45%	88.23%	8.25%	0.00%	1.47%
2028-29	133.39%	-44.44%	88.95%	7.94%	0.00%	1.35%
2029-30	133.24%	-43.95%	89.30%	7.71%	0.00%	1.31%
2030-31	131.01%	-41.11%	89.90%	7.44%	0.00%	1.20%
2031-32	130.95%	-40.76%	90.18%	7.24%	0.00%	1.17%
2032-33	128.95%	-38.28%	90.68%	7.03%	0.00%	1.08%
2033-34	128.94%	-38.03%	90.91%	6.86%	0.00%	1.06%
2034-35	127.14%	-35.82%	91.32%	6.67%	0.00%	0.98%
2035-36	127.17%	-35.66%	91.52%	6.53%	0.00%	0.96%

**NOTE:** Total Taxable Valuation will be lower than the Total Assessed valuation because:  
1) Ag Land and Ag Building values are excluded, and  
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WESTGATE, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$3,725,584	\$8.33820	\$31,065
2026-27	\$6,167,960	\$5.37718	\$33,166
2027-28	\$6,371,074	\$5.54966	\$35,357
2028-29	\$6,946,236	\$5.40620	\$37,553
2029-30	\$7,160,351	\$5.56332	\$39,835
2030-31	\$7,783,680	\$5.41155	\$42,122
2031-32	\$7,997,795	\$5.56351	\$44,496
2032-33	\$8,659,792	\$5.41305	\$46,876
2033-34	\$8,873,907	\$5.56059	\$49,344
2034-35	\$9,576,132	\$5.41145	\$51,821
2035-36	\$9,790,247	\$5.55517	\$54,386

CITY OF WESTGATE, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$3,725,584	\$8.33820	\$31,065
2026-27	\$3,867,900	\$8.25564	\$31,932
2027-28	\$4,068,524	\$8.09376	\$32,930
2028-29	\$4,318,912	\$8.09376	\$34,956
2029-30	\$4,530,415	\$8.09376	\$36,668
2030-31	\$4,796,376	\$8.09376	\$38,821
2031-32	\$5,019,317	\$8.09376	\$40,625
2032-33	\$5,301,690	\$8.09376	\$42,911
2033-34	\$5,536,690	\$8.09376	\$44,813
2034-35	\$5,836,367	\$8.09376	\$47,238
2035-36	\$6,084,046	\$8.09376	\$49,243

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$2,300,060	(\$2.87846)	\$1,234
2027-28	\$2,302,550	(\$2.54410)	\$2,428
2028-29	\$2,627,324	(\$2.68756)	\$2,596
2029-30	\$2,629,936	(\$2.53044)	\$3,167
2030-31	\$2,987,304	(\$2.68221)	\$3,301
2031-32	\$2,978,477	(\$2.53025)	\$3,871
2032-33	\$3,358,102	(\$2.68071)	\$3,965
2033-34	\$3,337,217	(\$2.53317)	\$4,531
2034-35	\$3,739,765	(\$2.68231)	\$4,583
2035-36	\$3,706,201	(\$2.53859)	\$5,144

CITY OF WESTGATE, IOWA  
Estimated Tax Bill - **ACFGL Portion ONLY**  
*Change between FY 2026 and FY 2031*

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$198	\$334	\$50,000	\$51,515	\$198	\$279	\$50,000	\$58,947	\$179	\$48	\$153	\$48	\$198	\$319
\$100,000	\$123,480	\$395	\$668	\$100,000	\$103,030	\$395	\$558	\$100,000	\$117,894	\$376	\$367	\$351	\$367	\$395	\$638
\$150,000	\$185,220	\$593	\$1,002	\$150,000	\$154,545	\$593	\$836	\$150,000	\$176,842	\$574	\$686	\$548	\$686	\$593	\$957
\$200,000	\$246,960	\$968	\$1,336	\$200,000	\$206,060	\$968	\$1,115	\$200,000	\$235,789	\$772	\$1,005	\$746	\$1,005	\$791	\$1,276
\$250,000	\$308,700	\$1,344	\$1,671	\$250,000	\$257,575	\$1,344	\$1,394	\$250,000	\$294,736	\$970	\$1,324	\$944	\$1,324	\$989	\$1,595
\$300,000	\$370,440	\$1,719	\$2,005	\$300,000	\$309,090	\$1,719	\$1,673	\$300,000	\$353,683	\$1,167	\$1,643	\$1,142	\$1,643	\$1,186	\$1,914
\$400,000	\$493,920	\$2,469	\$2,673	\$400,000	\$412,120	\$2,469	\$2,230	\$400,000	\$471,578	\$1,563	\$2,281	\$1,537	\$2,281	\$1,582	\$2,552
\$500,000	\$617,400	\$3,220	\$3,341	\$500,000	\$515,151	\$3,220	\$2,788	\$500,000	\$589,472	\$1,958	\$2,919	\$1,933	\$2,919	\$1,977	\$3,190
\$600,000	\$740,880	\$3,970	\$4,009	\$600,000	\$618,181	\$3,970	\$3,345	\$600,000	\$707,366	\$2,354	\$3,557	\$2,328	\$3,557	\$2,373	\$3,828
\$700,000	\$864,360	\$4,721	\$4,678	\$700,000	\$721,211	\$4,721	\$3,903	\$700,000	\$825,261	\$2,749	\$4,195	\$2,724	\$4,195	\$2,768	\$4,466
\$800,000	\$987,840	\$5,471	\$5,346	\$800,000	\$824,241	\$5,471	\$4,460	\$800,000	\$943,155	\$3,145	\$4,833	\$3,119	\$4,833	\$3,164	\$5,104
\$900,000	\$1,111,320	\$6,222	\$6,014	\$900,000	\$927,271	\$6,222	\$5,018	\$900,000	\$1,061,050	\$3,540	\$5,471	\$3,515	\$5,471	\$3,559	\$5,742
\$1,000,000	\$1,234,800	\$6,972	\$6,682	\$1,000,000	\$1,030,301	\$6,972	\$5,576	\$1,000,000	\$1,178,944	\$3,936	\$6,109	\$3,910	\$6,109	\$3,955	\$6,380
\$2,000,000	\$2,469,600	\$14,476	\$13,364	\$2,000,000	\$2,060,602	\$14,476	\$11,151	\$2,000,000	\$2,357,888	\$7,891	\$12,489	\$7,865	\$12,489	\$7,910	\$12,760
\$3,000,000	\$3,704,400	\$21,981	\$20,047	\$3,000,000	\$3,090,903	\$21,981	\$16,727	\$3,000,000	\$3,536,832	\$11,846	\$18,869	\$11,820	\$18,869	\$11,865	\$19,140
\$4,000,000	\$4,939,200	\$29,485	\$26,729	\$4,000,000	\$4,121,204	\$29,485	\$22,302	\$4,000,000	\$4,715,776	\$15,801	\$25,249	\$15,775	\$25,249	\$15,820	\$25,520
\$5,000,000	\$6,174,000	\$36,989	\$33,411	\$5,000,000	\$5,151,505	\$36,989	\$27,878	\$5,000,000	\$5,894,720	\$19,756	\$31,629	\$19,730	\$31,629	\$19,775	\$31,900
\$6,000,000	\$7,408,800	\$44,494	\$40,093	\$6,000,000	\$6,181,806	\$44,494	\$33,453	\$6,000,000	\$7,073,664	\$23,710	\$38,009	\$23,685	\$38,009	\$23,730	\$38,279
\$7,000,000	\$8,643,600	\$51,998	\$46,775	\$7,000,000	\$7,212,107	\$51,998	\$39,029	\$7,000,000	\$8,252,608	\$27,665	\$44,389	\$27,640	\$44,389	\$27,685	\$44,659
\$8,000,000	\$9,878,400	\$59,503	\$53,457	\$8,000,000	\$8,242,408	\$59,503	\$44,604	\$8,000,000	\$9,431,552	\$31,620	\$50,769	\$31,595	\$50,769	\$31,640	\$51,039
\$9,000,000	\$11,113,200	\$67,007	\$60,140	\$9,000,000	\$9,272,709	\$67,007	\$50,180	\$9,000,000	\$10,610,496	\$35,575	\$57,149	\$35,550	\$57,149	\$35,594	\$57,419
\$10,000,000	\$12,348,000	\$74,511	\$66,822	\$10,000,000	\$10,303,010	\$74,511	\$55,755	\$10,000,000	\$11,789,440	\$39,530	\$63,529	\$39,505	\$63,529	\$39,549	\$63,799
\$15,000,000	\$18,522,000	\$112,033	\$100,233	\$15,000,000	\$15,454,515	\$112,033	\$83,633	\$15,000,000	\$17,684,160	\$59,305	\$95,428	\$59,279	\$95,428	\$59,324	\$95,699
\$20,000,000	\$24,696,000	\$149,555	\$133,644	\$20,000,000	\$20,606,020	\$149,555	\$111,511	\$20,000,000	\$23,578,880	\$79,080	\$127,328	\$79,054	\$127,328	\$79,099	\$127,598
\$25,000,000	\$30,870,000	\$187,077	\$167,055	\$25,000,000	\$25,757,525	\$187,077	\$139,388	\$25,000,000	\$29,473,600	\$98,854	\$159,227	\$98,829	\$159,227	\$98,873	\$159,498
\$30,000,000	\$37,044,000	\$224,599	\$200,465	\$30,000,000	\$30,909,030	\$224,599	\$167,266	\$30,000,000	\$35,368,320	\$118,629	\$191,127	\$118,603	\$191,127	\$118,648	\$191,397
\$35,000,000	\$43,218,000	\$262,121	\$233,876	\$35,000,000	\$36,060,535	\$262,121	\$195,143	\$35,000,000	\$41,263,040	\$138,404	\$223,026	\$138,378	\$223,026	\$138,423	\$223,297
\$40,000,000	\$49,392,000	\$299,643	\$267,287	\$40,000,000	\$41,212,040	\$299,643	\$223,021	\$40,000,000	\$47,157,760	\$158,178	\$254,926	\$158,153	\$254,926	\$158,198	\$255,197
\$45,000,000	\$55,566,000	\$337,165	\$300,698	\$45,000,000	\$46,363,545	\$337,165	\$250,899	\$45,000,000	\$53,052,480	\$177,953	\$286,826	\$177,927	\$286,826	\$177,972	\$287,096
\$50,000,000	\$61,740,000	\$374,686	\$334,109	\$50,000,000	\$51,515,050	\$374,686	\$278,776	\$50,000,000	\$58,947,200	\$197,728	\$318,725	\$197,702	\$318,725	\$197,747	\$318,996

CITY OF WESTGATE, IOWA  
Estimated Tax Bill - ACFGL Portion ONLY  
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$136	68.96%	\$81	40.98%	(\$130)	(72.88%)	(\$104)	(68.32%)	\$121	61.32%
\$100,000	\$273	68.96%	\$162	40.98%	(\$9)	(2.36%)	\$17	4.79%	\$242	61.32%
\$150,000	\$409	68.96%	\$243	40.98%	\$112	19.57%	\$138	25.18%	\$364	61.32%
\$200,000	\$368	38.00%	\$147	15.14%	\$234	30.27%	\$259	34.75%	\$485	61.32%
\$250,000	\$327	24.33%	\$50	3.74%	\$355	36.60%	\$381	40.32%	\$606	61.32%
\$300,000	\$286	16.62%	(\$46)	(2.69%)	\$476	40.79%	\$502	43.96%	\$727	61.32%
\$400,000	\$204	8.24%	(\$239)	(9.68%)	\$719	45.98%	\$744	48.42%	\$970	61.32%
\$500,000	\$121	3.77%	(\$432)	(13.42%)	\$961	49.08%	\$987	51.06%	\$1,212	61.32%
\$600,000	\$39	0.98%	(\$625)	(15.74%)	\$1,204	51.13%	\$1,229	52.80%	\$1,455	61.32%
\$700,000	(\$43)	(0.91%)	(\$818)	(17.32%)	\$1,446	52.60%	\$1,472	54.04%	\$1,697	61.32%
\$800,000	(\$125)	(2.29%)	(\$1,011)	(18.47%)	\$1,689	53.69%	\$1,714	54.96%	\$1,940	61.32%
\$900,000	(\$208)	(3.34%)	(\$1,204)	(19.34%)	\$1,931	54.55%	\$1,957	55.68%	\$2,182	61.32%
\$1,000,000	(\$290)	(4.16%)	(\$1,396)	(20.03%)	\$2,174	55.23%	\$2,199	56.25%	\$2,425	61.32%
\$2,000,000	(\$1,112)	(7.68%)	(\$3,325)	(22.97%)	\$4,599	58.28%	\$4,624	58.80%	\$4,850	61.32%
\$3,000,000	(\$1,934)	(8.80%)	(\$5,254)	(23.90%)	\$7,024	59.29%	\$7,049	59.64%	\$7,275	61.32%
\$4,000,000	(\$2,756)	(9.35%)	(\$7,183)	(24.36%)	\$9,449	59.80%	\$9,474	60.06%	\$9,700	61.32%
\$5,000,000	(\$3,579)	(9.67%)	(\$9,112)	(24.63%)	\$11,873	60.10%	\$11,899	60.31%	\$12,125	61.32%
\$6,000,000	(\$4,401)	(9.89%)	(\$11,041)	(24.81%)	\$14,298	60.30%	\$14,324	60.48%	\$14,550	61.32%
\$7,000,000	(\$5,223)	(10.04%)	(\$12,970)	(24.94%)	\$16,723	60.45%	\$16,749	60.60%	\$16,975	61.32%
\$8,000,000	(\$6,045)	(10.16%)	(\$14,898)	(25.04%)	\$19,148	60.56%	\$19,174	60.69%	\$19,400	61.32%
\$9,000,000	(\$6,867)	(10.25%)	(\$16,827)	(25.11%)	\$21,573	60.64%	\$21,599	60.76%	\$21,825	61.32%
\$10,000,000	(\$7,690)	(10.32%)	(\$18,756)	(25.17%)	\$23,998	60.71%	\$24,024	60.81%	\$24,250	61.32%
\$15,000,000	(\$11,801)	(10.53%)	(\$28,400)	(25.35%)	\$36,123	60.91%	\$36,149	60.98%	\$36,375	61.32%
\$20,000,000	(\$15,911)	(10.64%)	(\$38,045)	(25.44%)	\$48,248	61.01%	\$48,274	61.06%	\$48,499	61.32%
\$25,000,000	(\$20,022)	(10.70%)	(\$47,689)	(25.49%)	\$60,373	61.07%	\$60,399	61.11%	\$60,624	61.32%
\$30,000,000	(\$24,133)	(10.75%)	(\$57,333)	(25.53%)	\$72,498	61.11%	\$72,524	61.15%	\$72,749	61.32%
\$35,000,000	(\$28,244)	(10.78%)	(\$66,977)	(25.55%)	\$84,623	61.14%	\$84,648	61.17%	\$84,874	61.32%
\$40,000,000	(\$32,355)	(10.80%)	(\$76,622)	(25.57%)	\$96,748	61.16%	\$96,773	61.19%	\$96,999	61.32%
\$45,000,000	(\$36,466)	(10.82%)	(\$86,266)	(25.59%)	\$108,872	61.18%	\$108,898	61.20%	\$109,124	61.32%
\$50,000,000	(\$40,577)	(10.83%)	(\$95,910)	(25.60%)	\$120,997	61.19%	\$121,023	61.21%	\$121,249	61.32%